

**Bountiful City
Administrative Committee Minutes
December 1, 2014**

Present: Chairman – Chad Wilkinson; Committee Members – Lloyd Cheney and John Marc Knight; Assistant Planner – Tayler Jensen; Recording Secretary – Julie Holmgren. Bountiful citizen Lyman Rose (672 East 1050 North) and a Boy Scout were present to observe the proceedings.

1. Welcome and Introductions.

Chairman Wilkinson opened the meeting at 5:02 p.m. and introduced all present.

2. Consider approval of minutes for November 17, 2014.

Mr. Cheney made a motion to approve the minutes for November 17, 2014. Mr. Wilkinson seconded the motion. (Mr. Knight arrived at the meeting after voting on item 2 was complete.)

<u> A </u>	Mr. Wilkinson
<u> A </u>	Mr. Cheney
	Mr. Knight

Motion passed 2-0.

3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 654 East 500 South, Kim & Peggy Wilde, applicants.

Jake Kilgore (One Energy), representing the applicants, was present.

Tayler Jensen presented a summary of the staff report (the full staff report follows).

The property where the solar panels are to be installed is located in the R-4 Single Family Zone. Solar power panels are classified in the City Ordinance as “private power plants” and require a conditional use permit if they are over 10 Watts. The Applicant has indicated that the photovoltaic system to be installed will produce 5.0 kilowatts (5,000 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 1 photovoltaic array of 20 total panels. The panels will be located on the West* facing roof, on the north side of the house. The array will occupy 350.4 square feet of the roof face, which is less than the maximum 50% roof coverage. The roof has a slope of 4/12 and is of truss construction. The

panels will be secured to the trusses with Barrel Standoff flush mounted array attached to the roof by 5/16" Lag Bolts. A review of information provided in the application indicates that all engineering requirements for the construction of solar panels in Bountiful City will be met. A reflection analysis of the roof pitch indicates that photovoltaic panels should not produce a reflection nuisance to surrounding properties.

Based on the findings, staff has determined that the applicant would comply with all requirements for the conditional use permit. Staff recommends approval of the Conditional Use Permit with the following conditions:

1. The applicant shall obtain a building permit.
2. The panels must be installed only as proposed in the application.
3. This Conditional Use Permit is solely for this site and is non-transferable.

*Language reflects a change to original staff report from East to West.

Mr. Knight inquired if One Energy had previously installed solar panels in Bountiful. Mr. Kilgore said they have not. Mr. Knight asked regarding the permitting process. Mr. Kilgore replied that the Administrative Committee Meeting was different from some cities, but the permitting process itself was pretty simple.

PUBLIC HEARING: Chairman Wilkinson opened the public hearing at 5:06 p.m., and the hearing was closed at 5:06 p.m. with no comment from the public.

A discussion ensued regarding the service panel. Mr. Kilgore affirmed that a new panel would be installed. Mr. Knight asked if an analysis had been performed on the roof. Mr. Kilgore said that a structural analysis had been performed and provided to the city.

Mr. Knight made a motion to approve the Conditional Use Permit for Solar Panels at 654 East 500 South, Kim & Peggy Wilde, applicants, with the change noted in the staff report. Mr. Cheney seconded the motion.

<u> A </u>	Mr. Wilkinson
<u> A </u>	Mr. Cheney
<u> A </u>	Mr. Knight

Motion passed 3-0.

4. **PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 2432 Cave Hollow Way, Ryan Pera, applicant.**

Doug Shipley (Intermountain Wind & Solar), representing the applicant, was present.

Taylor Jensen presented a summary of the staff report (the full staff report follows).

The property where the solar panels are to be installed is located in the R-F Single Family Zone. Solar power panels are classified in the City Ordinance as “private power plants” and require a conditional use permit if they are over 10 Watts. The Applicant has indicated that the photovoltaic system to be installed will produce 9.3 kilowatts (9,300 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 2 photovoltaic arrays of 30 total panels. The panels will be grouped into two identical arrays of 15 panels each both on the Southwest facing roof. The array will occupy 614.9 square feet of the roof face, which is less than the maximum 50% roof coverage. The roof has a slope of 3/12 and is of truss construction, and is a metal roof. The panels will be secured to the trusses with the IronRidge roof mount system. A review of information provided in the application indicates that all engineering requirements for the construction of solar panels in Bountiful City will be met. A reflection analysis of the roof pitch indicates that photovoltaic panels should not produce a reflection nuisance to surrounding properties.

Based on the findings, staff has determined that the applicant would comply with all requirements for the conditional use permit. Staff recommends approval of the Conditional Use Permit with the following conditions:

1. The applicant shall obtain a building permit.
2. The panels must be installed only as proposed in the application.
3. This Conditional Use Permit is solely for this site and is non-transferable.

PUBLIC HEARING: Chairman Wilkinson opened the public hearing at 5:11 p.m., and the hearing was closed at 5:11 p.m. with no comment from the public.

Mr. Knight asked Mr. Shipley regarding Bountiful City’s solar permit process. Mr. Shipley responded that the Administrative Committee Meeting slows the process a bit, but the turnaround is better than most cities. Mr. Wilkinson inquired as to how the panels would be secured to the metal roof. Mr. Shipley explained that the panels will be secured to the trusses, and added that the metal roof is in good condition. A discussion ensued regarding the snow load. Mr. Shipley explained that the panels will be placed toward the ridge of the roof.


Mr. Knight made a motion to approve the Conditional Use Permit for Solar Panels at 2432 Cave Hollow Way, Ryan Pera, applicant. Mr. Cheney seconded the motion.

<u>A</u>	Mr. Wilkinson
<u>A</u>	Mr. Cheney
<u>A</u>	Mr. Knight

Motion passed 3-0.

5. Miscellaneous business and scheduling.

Chairman Wilkinson ascertained there were no further items to discuss. The meeting was adjourned at 5:14 p.m.



Chad Wilkinson, City Planner